VICINITY MAP (N.T.S.)

<u>LEGEND</u>

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS

M.R.D.C.T - MAP RECORDS DALLAS COUNTY TEXAS

Q — CENTERLINE

R.O.W. - RIGHT-OF-WAY

I.R.F. — IRON ROD FOUND

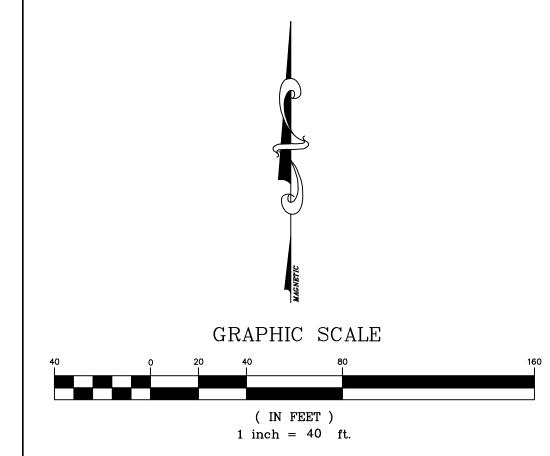
(C.M.) - CONTROL MONUMENT

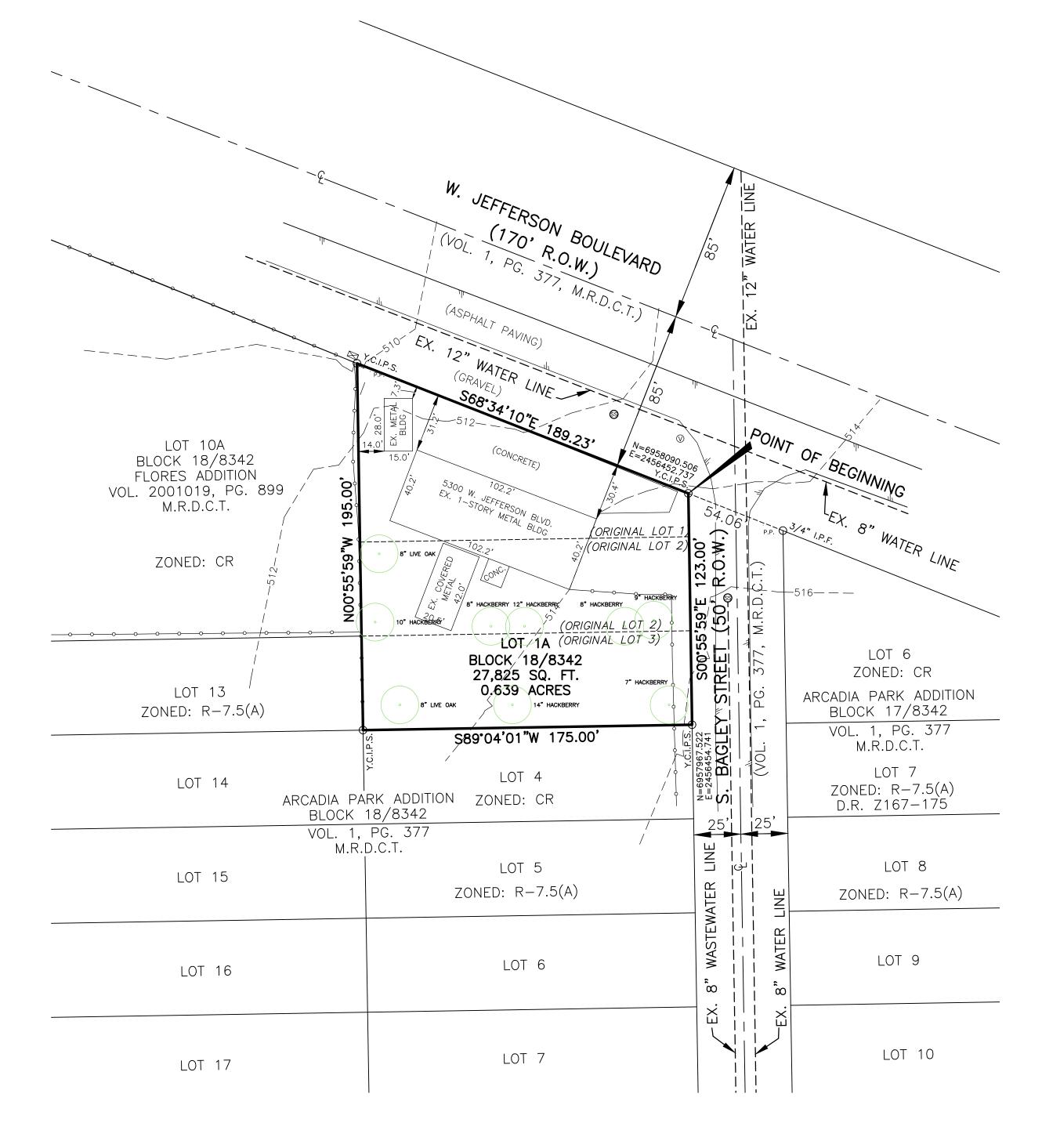
 SANITARY SEWER MANHOLE

P.P. - POWER POLE

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48113C0460K. DATED JULY 7, 2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.





SURVEYOR'S STATEMENT

I, James Bart Carroll, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas

NOTES:

- The purpose of this plat is to create one lot from three existing lots.
- Coordinates and Bearings shown hereon are per RTK Network and Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
- Lot-to-lot drainage is not permitted without Engineering Section Approval.
- Zoned "CR" Community Retail
- Structures to remain.

STATE OF TEXAS COUNTY OF DALLAS

Whereas, Gustavo Gonzalez, Jr., Joanna Gonzalez and Christopher Gonzalez, are the owners of a tract of land situated in the Enoch Horton Survey, Abstract No. 613, City of Dallas, Dallas County, Texas as conveyed by deed recorded in Instrument No. 201700275828, Official Public Records, Dallas County, Texas and being all of Lots 1, 2 and 3, Block 18/8342 of Arcadia Park Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 1, Page 377, Map Records, Dallas County, Texas, and being more particularly described as follows:

OWNER'S CERTIFICATE

Beginning at a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" at the intersection of the southerly right—of—way line of W. Jefferson Boulevard (170' R.O.W.) and the west right-of-way line of S. Bagley Street (50' R.O.W.) and being the northeast corner of said Lot 1;

Thence, South 00°55'59" West, along the west right—of—way line of S. Bagley Street (50' R.O.W.) and the east lines of said Lots 1, 2 and 3, a distance of 123.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southeast corner of said Lot 3 and the northeast corner of Lot 4 of said Block 18/8342;

Thence, South $89^{\circ}04'01''$ West, along the south line of said Lot 3 and the north line of said Lot 4, a distance of 175.00 feet to a 1/2'' iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 3, the northwest corner of said Lot 4, the northeast corner of Lot 14 of said Block 18/8342 and the southeast corner of Lot 13 of said Block 18/8342;

Thence, North 00°55'59" West, along the west lines of said Lots 1, 2 and 3, the east line of said Lot 13, and the east line of Lot 10A, Block 18/8342 of Flores Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2001019, Page 899, Map Records, Dallas County, Texas, a distance of 195.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the southerly right—of—way line of W. Jefferson Boulevard (170' R.O.W.) and for the northwest corner of said Lot 1 and the northeast corner of said Lot 10A:

Thence, South 68°34'10" East, along the southerly right—of—way line of W. Jefferson Boulevard (170' R.O.W.) and the northeasterly line of said Lot 1, a distance of 189.23 feet to the Point of Beginning and containing 27,825 square feet or 0.639 acres of land.

OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That, Gustavo Gonzalez, Jr., Joanna Gonzalez and Christopher Gonzalez, do hereby adopt this plat, designating the herein described property as ARCADIA PARK ADDITION LOT 1A, BLOCK 18, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

BY: _____ Gustavo Gonzalez, Jr., Owner Christopher Gonzalez, Owner Joanna Gonzalez, Owner

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Gustavo Gonzalez, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021

WITNESS, my hand, this the _____ day of _____, 2021.

Notary Public for and in the State of Texas

My commission expires: ______

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Joanna Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021

Notary Public for and in the State of Texas My commission expires: ______

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Christopher Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021

Notary Public for and in the State of Texas My commission expires: ______ **PRELIMINARY**

ARCADIA PARK ADDITION 1 LOT 1A, BLOCK 18

CITY BLOCK 8342

0.639 ACRES Being a replat of Lots 1-3, Block 18/8342of Arcadia Park Addition Volume 1, Page 377, M.R.D.C.T. Enoch Horton Survey, Abstract No. 613 City of Dallas, Dallas County, Texas City Plan File No.

OWNERS: Gustavo Gonzalez, Jr. Joanna Gonzalez Christopher Gonzalez 1104 Silvercreek DeSoto, Texas 75115

CARROLL CONSULTING GROUP, INC. P.O. BOX 11, LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200 972-742-4411 TEXAS ENGINEERS FIRM NO.: F-21608 SCALE: JOB No. DATE DRAWN BY: 1"=40' AUGUST 5, 2021 2852-21 CP

S201-731